

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** John H. Popham/"Georgian Oaks" Plat      **Case #:** 9-P-03

**Date:** 8/12/03

**Comments:**

1. The plat proposed is for thirty-five (35) single-family homes. Per ITE Trip Generation Manual, vol 6. this development will generate an average of 9.57 trips per unit, or 335 trips per day on an average basis; the site will generate approximately 35 trips in the peak hour between 4-6PM. Confirm adequate level of service exists on S.W. 23 Street to accommodate the additional trips and all development impact costs for schools, parks, and roadways are provided to Broward County and City as applicable before requesting final Plat approval.
2. Sheet 2 of 2 indicates under Surveyor's Report, note 2 that no title opinion or abstract of title is provided or reviewed in this plat submittal. **The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.**
3. This plat is subject to review under Section 47-24.5 Subdivision Regulations and Section 47-25.2 Adequacy Requirements, City Code of Ordinances.
4. Section 47-24.5.D.1.h prohibits the platting of property in the City of Fort Lauderdale with Private Streets. The applicant must request exception to this requirement from the City's Planning & Zoning Board and City Commission.
5. Section 47-24.5.D.1.i prohibits the dedication or development of half or partial streets. It appears that two portions of this plat are designed as half or partial streets. The area labeled "Parcel 1" on sheet 2 of 2 and the street segment which provides access to the proposed lift station near lot 32 are apparently half streets.

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6. Section 47-24.5.D.1.l.i indicates that a minimum of fifty (50) foot right-of-ways are required for the proposed density on this plat. There appears to be inadequate widths of right-of-way surrounding this plat. Please provide centerline to property line dimensions on each border of this plat and indicate the width of the main roadway serving the lots on this plat. A fifty (50) foot minimum right-of-way and thus a twenty-five (25) foot half section of right-of-way is required per Code for each boundary and internal street serving this plat.
7. Section 47-24.5.D.1.n requires ten (10) foot utility easements to be provided along rear or side lot lines for purposes of serving residential units. Sheet 2 of 2 indicates only landscape easements.
8. Section 47-24.5.D.1.n.iii indicates that City Engineer may require easement(s) for other purposes for drainage on the plat. This plat features a proposed central park area for the residents. Please discuss the management of this area and proposed privileges to residents or outside residents. There may be a need for dedication of an easement of maintenance or other purposes for this area.
9. Per Section 47-24.5.D.1.o.ii and 47-24.5.D.1.o.iii require a minimum one hundred fifty (150) foot radius for horizontal curves within plats for safe sight distance. This plat provides much less than the minimum radii for the curvilinear streets within it.
10. All street intersections with proposed street of this plat shall include dedication of a chord with twenty (20) foot radius. None of the intersections include geometry for the chord as required in Section 47-24.5.D.1.p.vi
11. Please refer to the site plan comments for additional statements regarding water, sewer, and storm water system design adequacy.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** John H. Popham/"Georgian Oaks"  
Plat

**Case #:** 9-P-03

**Date:** 8/12/03

**Comments:**

1. No comments.

# DRC EVIEW AND REPORT

**Member:** Kathleen Connor  
954-828-5869

**Case #:** 9-P-03

**Comments:**

1. The Parks and Recreation Department is in favor of the donation of 70,887 sq. ft. of this proposed project to the city for use as park/open space.
2. This Parks Planning District (15) is deficient in the provision of neighborhood parks.
3. The Parks and Recreation Department will maintain this area as a public park for the neighborhood.
4. The Parks and Recreation Department would like it by deed, zoned Park with a Recreation/Open Space Land Use.

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** John H. Popham/"Georgian Oaks"  
Plat

**Case #:** 9-P-03

**Date:** 8/12/03

Request: Plat approval for 35 single-family dwellings.

**Comments:**

1. Discuss provision of park land vs. payment in lieu of park dedication with Planning and Parks & Recreation Representatives. Pursuant to ULDR Sec. 47-25.2.F, Adequacy Requirements, Parks and Open Space, a minimum of 3 acres of property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development.
2. Prior to Planning & Zoning Board submittal, sign offs are required from the following DRC Representatives: Tim Welch, Engineering Design Manager, Tony Irvine, City Surveyor and Angela Csinsi, Project Planner.
3. This plat is subject to ULDR Sec. 47-24.5, Subdivision Regulations and the PUD Zoning District.
4. Are the proposed streets private? If so, the applicant must request approval of this from the Planning & Zoning Board.
5. Discuss Non-vehicular Access (NVA) lines with Engineering Representative.
6. Applicant must respond within 90 days of this meeting or an additional DRC review may be required.
7. Additional comments may be forthcoming at DRC meeting.